

**STRATFORD REDEVELOPMENT AGENCY  
REGULAR MEETING OF MAY 15, 2014**

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Pursuant to the direction of Chairman Thomas Malloy, the Stratford Redevelopment Agency held a regular meeting on Thursday, May 15, 2014, in Room 213, Town Hall, 2725 Main Street, Stratford, CT.

**Members Present:** Randy Vidal, Anthony Nizzardo, Richard Whalen and George Perham

**Others Present:** Karen Kaiser (Economic Development), Timothy Bishop (arrived 5:57 p.m.) and Rick Costantini (Town Attorney's Office), Brian Carey (Conservation), Paul Vimini (Vimini Associates)

1. **CALL TO ORDER**

- Vice Chairman Whalen called the meeting to order at 5:34 p.m.

2. **APPROVAL OF MINUTES**

- UPON MOTION BY MR. PERHAM AND SECONDED BY MR. NIZZARDO, THE MINUTES OF MARCH 20, 2014 WERE APPROVED 4-0.

3. **UPDATE FROM BRIAN CAREY**

- 993 Honeyspot Road - Mr. Carey reported that the preliminary results of the investigation and testing are due next week. Because there are PCB's on the property, the remediation plan will need to be reviewed by the EPA. Due to the level of contamination, the potential Buyer is now interested in leasing the property at this time rather than buying it. In this regard the Consultant has suggested that the floors be steam cleaned to collect the oils and test them in order to provide as safe as environment as possible for the lessee. The RDA will discuss leasing versus selling in executive session.

- Mercer Towers – Mr. Carey is moving ahead with demolition and remediation. \$140,000 was approved in the Community Development Block Grant for the work. Mr. Carey is going out to bid for demolition in July. He also has some RDA money and is applying for a \$200,000 EPA grant. The RDA funds will be used as a match for the EPA grant. Mr. Carey estimates the cost of demolition at \$180,000 but prices can vary.

- Mr. Carey reported that the GBRC has funding to do a conceptual plan (market analysis, highest and best use, etc.) of the contaminated sites. For now he has limited it to 993 Honeyspot, Mercer Towers, 11 Old South Ave (Kramers) and Contract Plating.

- 540 Longbrook Avenue (Contract Plating) - The assessments are completed. The State DECD has \$20 million for remediation grants and individual owners can apply for up to \$4 million. Stratford didn't get this grant but it may still get funding for demolition of the building. This will be bid out in the next 3-4 weeks. Mr. Carey wants to be "shovel ready."

**Executive Session – 993 Honeyspot Road**

- MR. VIDAL MADE A MOTION TO GO INTO EXECUTIVE SESSION FOR THE PURPOSE OF DISCUSSING A PURCHASE, SALE OR LEASE OF REAL PROPERTY IN WHICH THE TOWN'S POSITION MAY BE JEOPARDIZED TO INCLUDE ALL RDA MEMBERS, ATTORNEYS BISHOP AND COSTANTINI, MR. VIMINI, MR. CAREY AND MS. KAISER. MR. PERHAM SECONDED THE MOTION TO GO INTO EXECUTIVE SESSION TO DISCUSS 993 HONEYSLOT ROAD. MOTION CARRIED 4-0.

[Executive Session from 5:56 p.m. until 6:30 p.m.]

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- MR. NIZZARDO MOVED TO SEND TO THE PLANNING COMMISSION A FAVORABLE RECOMMENDATION FOR THE ALTERNATIVE OF LEASING 993 HONEYSPOOT ROAD. MR. VIDAL SECONDED THE MOTION AND IT CARRIED 5-0 (WITH CHAIRMAN MALLOY'S PROXY VOTE AS COMMUNICATED BY MS. KAISER).

5. UPDATE ON FORECLOSURES FROM ATTORNEYS JACKSON AND COSTANTINI

- Attorney Costantini advised that the Ross & Roberts property (1297 West Broad) has been fully paid off in accordance with a settlement agreement between the parties. Next week there is a hearing on the Town's motion for foreclosure by sale of 130 Honeyspot Road (Stavola). Town recently got a judgment on the Paradigm property (Hawley Lane) but this has being re-opened to extend the sale date 4 months as the owner is in negotiations to sell the property. Town also got a judgment of strict foreclosure on a very small lot on Ryan Avenue. The Law Day is July 15. There are wetlands on the lot and it's only worth about \$10,000.

- Attorney Bishop reported for Bruce Jackson. Five auctions are coming up: (1) Candlewood Road (residential) – auction May 24 - will probably be paid off; (2) 2370 Stratford Avenue (Wade's Garage) – June 7 – Town wants this property; (3) 1775 Main (residential) – Sept. 13; (4) 109 McGrath Court – Oct. 25; and (5) 121 Jackson Avenue –Feb 2015. The Law Day for 576 East Broadway is July 15 (strict foreclosure). In addition, 14 properties have been paid off since the last RDA meeting.

6. OLD BUSINESS - none

7. NEW BUSINESS

The RDA discussed possible dates for a special meeting after the Planning Commission meets on 993 Honeyspot Road. Would like to meet before the June 9 Council meeting. Tentative date is May 29 at 5:30 p.m. Location to be determined.

8. ADJOURNMENT

- There being no further business, on motion by Mr. Perham and seconded by Mr. Nizzardo, the meeting adjourned at 6:50 p.m.

Respectfully submitted,

Gail J. Nobili, Secretary